

Downtown Parksville

Highway 19A

Spire Industrial Parksville

Spire Industrial Parksville | 1156 Franklin's Gull Road, Parksville, BC

Brand New Industrial Strata Units for Lease

Spire Industrial Parksville offers businesses the opportunity to lease high-quality warehouse space in the city of Parksville's industrial park. Spire Industrial Parksville is situated on 0.83 acres of land and will be developed into a single 21,824 square foot multi-tenant building, of which 3 units that comprise up to 12,988 square feet, are available for lease.

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Location

Spire Industrial Parksville is situated on Franklin's Gull Road within the City of Parksville's main industrial park. The property is surrounded by various established industrial operations. The location features excellent access/egress to Highway 19 and Highway 19A, both of which are in immediate proximity.

- Downtown Parkville 5-minute drive +/-
- Nanaimo 30-minute drive +/-
- Departure Bay Ferry Terminal 30-minute drive +/-
- Duke Point Ferry Terminal 35-minute drive +/-
- Courtenay 45-minute drive +/-

Amenities

Parksville is centrally located in Vancouver Island's mid-island region and is home to beautiful sandy beaches and unsurpassed outdoor activities. In the immediate proximity to the development, there are a number of amenities, including Ricky's All Day Grill, Serious Coffee; and in the downtown core, Thrifty Foods, A&W, Tim Hortons and many more.

Zoning

Industrial I-1

This zoning uses include but are not limited to:

- Accessory Residential
- Accessory Retail Sales and Offices
- Food Catering Facility
- Food Concession Vehicle
- Heavy Equipment Display
- Independent Office Uses
- Light Industry
- Medical Marihuana Production and Research Facility
- Medium Industry
- Neighborhood Pub
- Outdoor Sales
- Recreation Facility

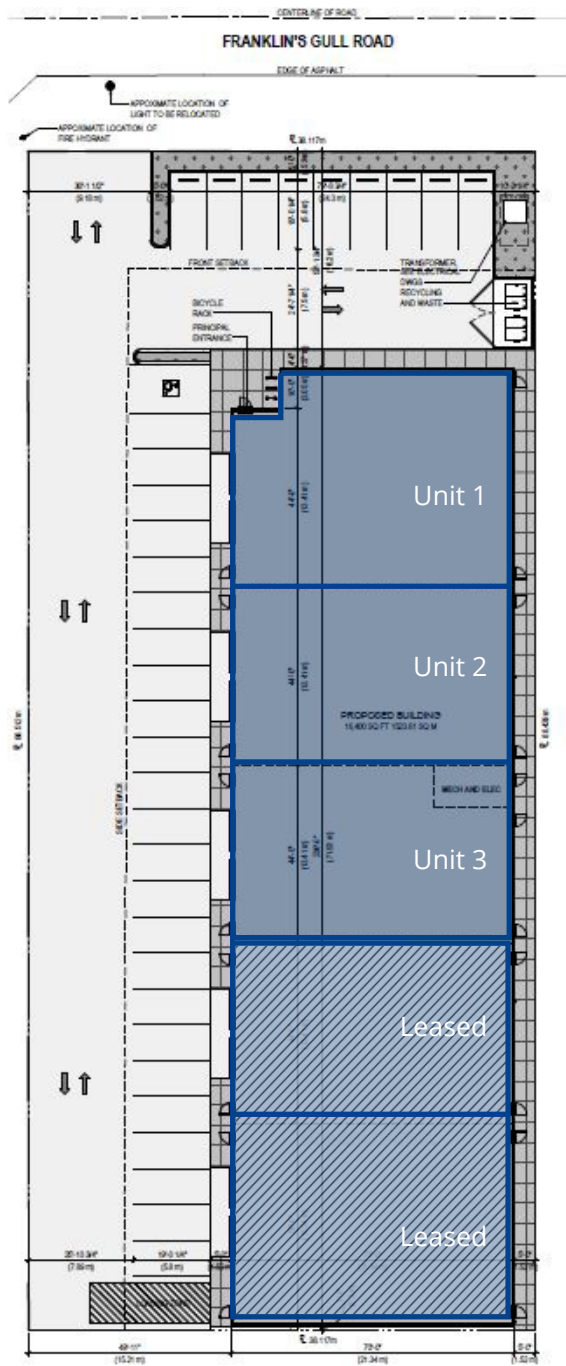
Features

- New, modern pre-engineered steel industrial warehouse building
- 2nd floor mezzanine, providing additional storage or potential office buildout
- Reserved parking for each unit
- Clear-span units
- Grade level loading per unit
- 24' clear height for warehouse and 14' clear height under mezzanine

Estimated Development Completion

Q1 2023





Site Plan

Available Units and Asking Prices

Unit #	Ground Floor (SF)	Mezzanine (SF)	Total Size (SF)	Asking Price	Estimated Additional Rent
1	3,660	1,056	4,716	\$16	\$4
2	3,080	1,056	4,136	\$16	\$4
3	3,080	1,056	4,136	\$16	\$4
4	----- LEASED -----				
5	----- LEASED -----				





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